Government of Saskatchewan

Annual Report 1986-87

Saskatchewan Rent Appeal Commission

88-03474/

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May 25, 1987.

To His Honour, The Honourable Frederick W. Johnson,
Lieutenant Governor of the Province of Saskatchewan.

Sir:

I have the honour to submit herewith the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1987.

Respectfully submitted,

Joan H. Duncan,
Minister Responsible for the
Rent Appeal Commission.

May 25, 1987.

To the Honourable Joan H. Duncan,
Minister Responsible for the
Rent Appeal Commission.

Dear Madam:

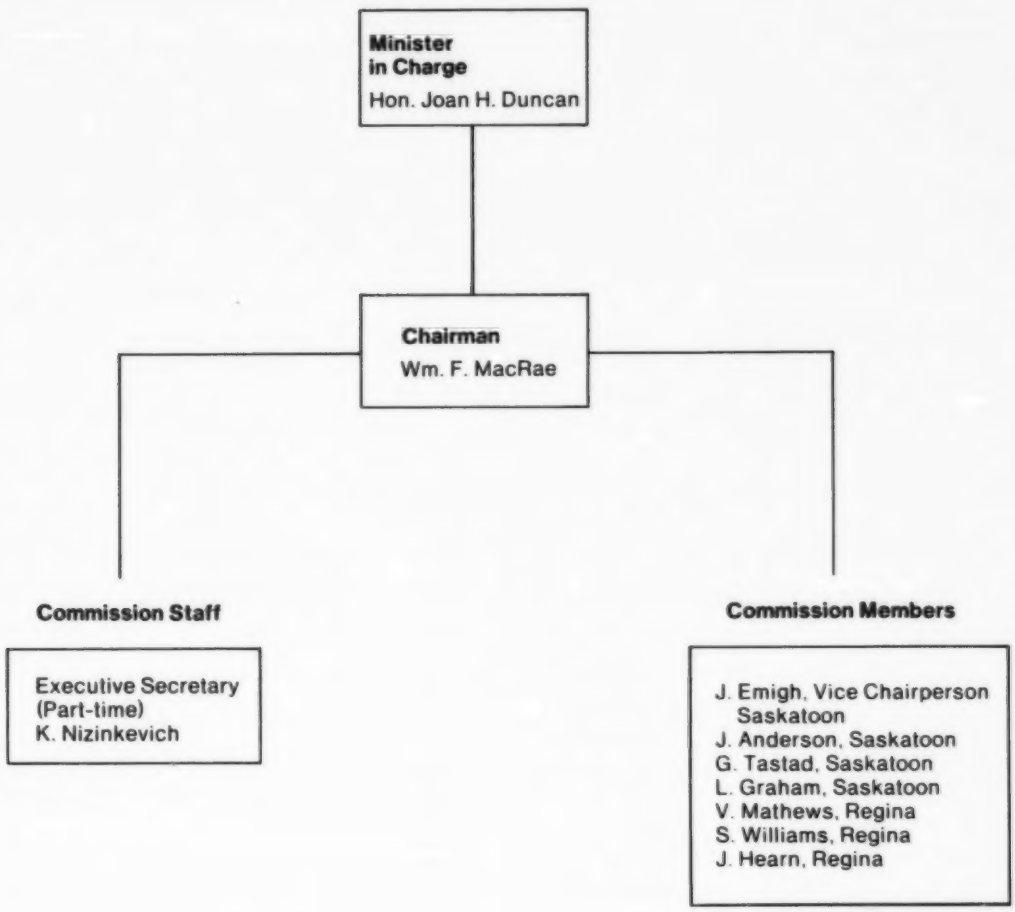
I have the honour to submit the Annual Report of the Rent Appeal Commission for the fiscal year ending March 31, 1987.

Respectfully submitted,

Dr. Wm. F. MacRae,
Chairman,
Rent Appeal Commission.

Rent Appeal Commission
Organization Chart

(March 31, 1987)



Introduction

The Rent Appeal Commission was established January 28, 1976 through an amendment to *The Residential Tenancies Act, 1973*.

Purpose and Operation of the Commission

The Rent Appeal Commission was established as an independent body to provide landlords and tenants with a process of appeal from orders issued by the Rentalsman or the Provincial Mediation Board. Decisions must be appealed within fifteen days of the Order.

The Commission is presently composed of a Chairman, a Vice-Chairman and seven members who are assigned to participate in and conduct the business of the Commission on a per diem basis, as required.

The policy and practice of the Commission since its inception has been to hold hearings in the same community in which the premises under appeal are located. Usually no fewer than three and not more than five Commissioners hear each appeal. A policy of including Commissioners from Regina and Saskatoon for hearing panels has ensured uniformity in decisions. Hearings of the Commission are open to the public.

The Commission is not bound by any findings of the Rent Review Board or the Office of the Rentalsman. The Commission determines the merits of each particular situation and issues a decision it deems to be just and equitable under the circumstances.

It is the Commission's policy is to provide written reasons for its decisions to all persons directly involved in the appeal.

Orders of the Commission may be appealed by the aggrieved parties to the Court of Appeal on questions of law or jurisdiction.

The Year Under Review

Once again, the number of applications for Rent Review appeals has decreased, revealing a constant decline since the inception of the Rent Stabilization Program. In the first year of the Program, 29 applications for appeals were received, in the second year — 13, and in the third or current year, only 8 appeals were received. This trend appears to support a general acceptance of the program, and suggests that landlords and tenants have been successful in finding common ground in determining acceptable rent adjustments.

Of the current 8 appeals, 3 were filed by landlords and 5 by tenants. The decisions of the Commission indicate an even balance taking into account the nature of the applications and submissions.

Appeals relating to Rulings on Disputes continue to rise with original applications for the current year showing a growth of 30 over the previous reporting period. As in the past, these disputes cover the full spectrum of landlord/tenant transactions. While it appears that more landlords are making use of the recommended check-in/check-out condition inventory, the lack of these records still form the basis for the majority of disputes. A review of Decisions reveals no serious bias toward either side (landlord or tenant) with the results being fairly evenly distributed.

There are no financial statements for the Commission and all administrative costs incurred by the Commission are directly paid by the Consolidated Fund.

Statistics

	1984-85	1985-86	1986-87
Appeals received	222	244	274
Appeals cancelled/withdrawn/postponed	20	11	13
	202	233	261
Backlog carried to next fiscal year	35	20	48
	167	213	213
Backlog completed from previous year	20	35	20
Total appeals completed	187	248	233